

Fill in this information to identify your case:

United States Bankruptcy Court for the:

CENTRAL DISTRICT OF CALIFORNIA

Case number (if known)

Chapter 11

☐ Check if this an
amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

04/20

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name Park Place Master Tenant, LLC

2. All other names debtor
used in the last 8 years
Include any assumed
names, trade names and
doing business as names

3. Debtor's federal
Employer Identification
Number (EIN) 45-4983963

4. Debtor's address Principal place of business Mailing address, if different from principal place of
business

25 E, Foothill Blvd.
Arcadia, CA 91006

Number, Street, City, State & ZIP Code

Los Angeles
County

P.O. Box, Number, Street, City, State & ZIP Code

Location of principal assets, if different from principal
place of business

940 East Colorado Blvd Pasadena, CA 91106
Number, Street, City, State & ZIP Code

5. Debtor's website (URL)

6. Type of debtor
☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))
☐ Partnership (excluding LLP)
☐ Other. Specify:

Debtor **Park Place Master Tenant, LLC**
Name

Case number (if known)

7. Describe debtor's business A. Check one:

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))
☐ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
☐ Railroad (as defined in 11 U.S.C. § 101(44))
☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))
☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))
☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))
☒ None of the above

B. Check all that apply

- ☐ Tax-exempt entity (as described in 26 U.S.C. § 501)
☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. § 80a-3)
☐ Investment advisor (as defined in 15 U.S.C. § 80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.
 See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

5311

8. Under which chapter of the Bankruptcy Code is the debtor filing?

Check one:

- ☐ Chapter 7
☐ Chapter 9

☒ Chapter 11. Check all that apply:

A debtor who is a "small business debtor" must check the first sub-box. A debtor as defined in § 1182(1) who elects to proceed under subchapter V of chapter 11 (whether or not the debtor is a "small business debtor") must check the second sub-box.

- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,725,625. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
☐ The debtor is a debtor as defined in 11 U.S.C. § 1182(1), its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$7,500,000, and it chooses to proceed under Subchapter V of Chapter 11. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return, or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
☐ A plan is being filed with this petition.
☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11 (Official Form 201A) with this form.
☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

☐ Chapter 12

9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?

- ☒ No.
☐ Yes.

If more than 2 cases, attach a separate list.

District	_____	When	_____	Case number	_____
District	_____	When	_____	Case number	_____

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?

- ☐ No
☒ Yes.

List all cases. If more than 1, attach a separate list

Debtor	See Attachment	Relationship	_____
District	_____	When	_____
		Case number, if known	_____

Debtor **Park Place Master Tenant, LLC**
Name

Case number (if known)

11. Why is the case filed in this district? *Check all that apply:*
- ☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- ☐ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?
- ☒ No
- ☐ Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.
- Why does the property need immediate attention? (Check all that apply.)**
- ☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.
What is the hazard? _____
- ☐ It needs to be physically secured or protected from the weather.
- ☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).
- ☐ Other _____
- Where is the property?** _____
Number, Street, City, State & ZIP Code
- Is the property insured?**
- ☐ No
- ☐ Yes. Insurance agency _____
Contact name _____
Phone _____

Statistical and administrative information

13. Debtor's estimation of available funds *Check one:*
- ☒ Funds will be available for distribution to unsecured creditors.
- ☐ After any administrative expenses are paid, no funds will be available to unsecured creditors.

14. Estimated number of creditors
- | | | |
|---|--|--|
| <input type="checkbox"/> 1-49 | <input type="checkbox"/> 1,000-5,000 | <input type="checkbox"/> 25,001-50,000 |
| <input type="checkbox"/> 50-99 | <input type="checkbox"/> 5001-10,000 | <input type="checkbox"/> 50,001-100,000 |
| <input checked="" type="checkbox"/> 100-199 | <input type="checkbox"/> 10,001-25,000 | <input type="checkbox"/> More than 100,000 |
| <input type="checkbox"/> 200-999 | | |

15. Estimated Assets
- | | | |
|--|--|--|
| <input type="checkbox"/> \$0 - \$50,000 | <input checked="" type="checkbox"/> \$1,000,001 - \$10 million | <input type="checkbox"/> \$500,000,001 - \$1 billion |
| <input type="checkbox"/> \$50,001 - \$100,000 | <input type="checkbox"/> \$10,000,001 - \$50 million | <input type="checkbox"/> \$1,000,000,001 - \$10 billion |
| <input type="checkbox"/> \$100,001 - \$500,000 | <input type="checkbox"/> \$50,000,001 - \$100 million | <input type="checkbox"/> \$10,000,000,001 - \$50 billion |
| <input type="checkbox"/> \$500,001 - \$1 million | <input type="checkbox"/> \$100,000,001 - \$500 million | <input type="checkbox"/> More than \$50 billion |

16. Estimated liabilities
- | | | |
|--|---|--|
| <input type="checkbox"/> \$0 - \$50,000 | <input type="checkbox"/> \$1,000,001 - \$10 million | <input type="checkbox"/> \$500,000,001 - \$1 billion |
| <input type="checkbox"/> \$50,001 - \$100,000 | <input checked="" type="checkbox"/> \$10,000,001 - \$50 million | <input type="checkbox"/> \$1,000,000,001 - \$10 billion |
| <input type="checkbox"/> \$100,001 - \$500,000 | <input type="checkbox"/> \$50,000,001 - \$100 million | <input type="checkbox"/> \$10,000,000,001 - \$50 billion |
| <input type="checkbox"/> \$500,001 - \$1 million | <input type="checkbox"/> \$100,000,001 - \$500 million | <input type="checkbox"/> More than \$50 billion |

Debtor **Park Place Master Tenant, LLC**
Name

Case number (if known)

Request for Relief, Declaration, and Signatures

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature
of authorized
representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on **September 23, 2021**

MM/DD/YYYY

X

Signature of authorized representative of debtor

Title **Manager of Managing Member**

Kin Hui

Printed name

18. Signature of attorney

X

Signature of attorney for debtor

Date **September 23, 2021**

MM/DD/YYYY

Jeffrey B. Smith 150095

Printed name

Curd, Galindo & Smith, LLP

Firm name

301 E. Ocean Blvd. Suite 1700

Long Beach, CA 90802

Number, Street, City, State & ZIP Code

Contact phone **562-624-1177**

Email address **jsmith@cgsattys.com**

150095 CA

Bar number and State

Debtor **Park Place Master Tenant, LLC**
Name

Case number (if known)

Fill in this information to identify your case:

United States Bankruptcy Court for the:

CENTRAL DISTRICT OF CALIFORNIA

Case number (if known)

Chapter **11**

☐ Check if this an
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FORM 201. VOLUNTARY PETITION

Pending Bankruptcy Cases Attachment

Debtor	Boardwalk Capital SPE, LLC	Relationship to you	Affiliate
District	U.S.B.C. Central District Los Angeles Division	When 2/24/21	Case number, if known 2:21-bk-11646-WB
Debtor	Park Place Commercial SPE, LLC	Relationship to you	Affiliate
District	U.S.B.C. Central District of California, Los Angeles Div.	When 2/24/21	Case number, if known 2:21-bk-11463-WB

Fill in this information to identify the case:

Debtor name **Park Place Master Tenant, LLC**
United States Bankruptcy Court for the: **CENTRAL DISTRICT OF CALIFORNIA**
Case number (if known): _____

☐ Check if this is an
amended filing

Official Form 204

Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Allbridge PO Box 10101 Albany, NY 12201		Trade Vendor				\$18,171.31
Amadeus Hospitality Americas, Inc. 29618 Network Place Chicago, IL 60673		Trade Vendor				\$75,029.79
American Hotel Register Company PO Box 206720 Dallas, TX 75320		Trade Vendor				\$14,379.93
Booking.com B.V. P.O. BOX 740401 Los Angeles, CA 90074		Trade Vendor				\$17,996.24
Daily Building Service, Inc. 1423 Virginia Avenue Glendale, CA 91202		Trade Vendor				\$111,761.70
Elan Financial Cardmember Service P.O BOX 790408 Saint Louis, MO 63179		Trade Vendor				\$23,716.05
Galaxy Inc. 512 S Centralpark E. Anaheim, CA 92802		Trade Vendor				\$61,326.52
Intellity Solutions, Inc. 7335 W Sand Lake Road Suite 210 Orlando, FL 32819		Trade Vendor				\$34,880.24

Debtor **Park Place Master Tenant, LLC**

Case number (if known)

Name

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
KONE Inc 4156 PO Box 894156 Los Angeles, CA 90189		Trade Vendor				\$22,104.79
Li Orient 25 E Foothill Blvd. Arcadia, CA 91006		Trade Vendor				\$26,015.51
Los Angeles County Tax Collector P.O.Box 54027 Los Angeles, CA 90054		Trade Vendor				\$35,183.86
Oracle America, Inc. PO Box 44471 San Francisco, CA 94144		Trade Vendor				\$26,860.84
Park Place Commercial LP C/O Singpoli Pacifica, LLC 25 E. Foothill Arcadia, CA 91006		Past Due Rent and Related Obligations Amount estimated				\$9,000,000.00
Pasadena Water & Power PO Box 7120 Pasadena Pasadena, CA 91109		Trade Vendor				\$368,926.61
Preferred Hotel Group 38999 Eagle Way Chicago, IL 60678		Trade Vendor				\$198,393.93
Round The Clock Cleaners 827 E Colorado Blvd Pasadena, CA 91101		Trade Vendor				\$15,483.96
Singpoli Capital Corporation 25 E. Foothill Blvd Arcadia, CA 91006		Trade Vendor				\$50,151.38
SMS Datacenter 2525 Main Street, Suite 120 Irvine, CA 92614		Trade Vendor				\$70,342.58
Suitelife Underwriting Manager, LLC 75 Remittance Drive Dept. 6126 Chicago, IL 60675		Trade Vendor				\$79,758.45

Debtor **Park Place Master Tenant, LLC**
Name

Case number (if known)

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
West Central Produce 12840 Leyva Street Norwalk, CA 90650		Trade Vendor				\$14,607.42

**United States Bankruptcy Court
Central District of California**

In re Park Place Master Tenant, LLC

Debtor(s)

Case No.

Chapter 11

LIST OF EQUITY SECURITY HOLDERS

Following is the list of the Debtor's equity security holders which is prepared in accordance with rule 1007(a)(3) for filing in this Chapter 11 Case

Name and last known address or place of business of holder	Security Class	Number of Securities	Kind of Interest
Manager of Park Place Master Tenant 25 E. Foothill Blvd Arcadia, CA 91006	Not Applicable	100%	Member/Equity

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP

I, the **Manager of Managing Member** of the corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing List of Equity Security Holders and that it is true and correct to the best of my information and belief.

Date September 23, 2021

Signature 
Kin Hui

Penalty for making a false statement of concealing property: Fine of up to \$500,000 or imprisonment for up to 5 years or both.
18 U.S.C. §§ 152 and 3571.

Attorney or Party Name, Address, Telephone & FAX Nos., and State Bar No. & Email Address Jeffrey B. Smith 150095 301 E. Ocean Blvd. Suite 1700 Long Beach, CA 90802 562-624-1177 Fax: 562-624-1178 California State Bar Number: 150095 CA jsmith@cgsattys.com	FOR COURT USE ONLY
<p align="center">UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA</p>	
In re: Park Place Master Tenant, LLC <div style="text-align: right;">Debtor(s),</div> <div style="text-align: right;">Plaintiff(s),</div> <div style="text-align: right;">Defendant(s).</div>	CASE NO.: ADVERSARY NO.: CHAPTER: 11 <div style="text-align: center;">CORPORATE OWNERSHIP STATEMENT PURSUANT TO FRBP 1007(a)(1) and 7007.1, and LBR 1007-4</div> <div style="text-align: right;">[No hearing]</div>

Pursuant to FRBP 1007(a)(1) and 7007.1, and LBR 1007-4, any corporation, other than a governmental unit, that is a debtor in a voluntary case or a party to an adversary proceeding or a contested matter shall file this Statement identifying all its parent corporations and listing any publicly held company, other than a governmental unit, that directly or indirectly own 10% or more of any class of the corporation's equity interest, or state that there are no entities to report. This Corporate Ownership Statement must be filed with the initial pleading filed by a corporate entity in a case or adversary proceeding. A supplemental statement must promptly be filed upon any change in circumstances that renders this Corporate Ownership Statement inaccurate.

I, **Jeffrey B. Smith 150095**, the undersigned in the above-captioned case, hereby declare
 (Print Name of Attorney or Declarant)
 under penalty of perjury under the laws of the United States of America that the following is true and correct:

[Check the appropriate boxes and, if applicable, provide the required information.]

1. I have personal knowledge of the matters set forth in this Statement because:
- ☐ I am the president or other officer or an authorized agent of the Debtor corporation
 - ☐ I am a party to an adversary proceeding
 - ☐ I am a party to a contested matter
 - ☒ I am the attorney for the Debtor corporation
- 2.a. ☒ The following entities, other than the debtor or a governmental unit, directly or indirectly own 10% or more of any class of the corporation's(s') equity interests:
See Addendum
- b. ☐ There are no entities that directly or indirectly own 10% or more of any class of the corporation's equity interest.

September 23, 2021

Date

By: 

Signature of Debtor, or attorney for Debtor

Name:

Jeffrey B. Smith 150095

Printed name of Debtor, or attorney for Debtor

In re Park Place Master Tenant, LLC

Debtor(s)

Case No. _____

CORPORATE OWNERSHIP STATEMENT (RULE 7007.1)

Attachment A

Manager of Park Place Maser Tenant, LLC

25 E. Foothill Blvd

Arcadia, CA 91006

Resolution of Board of Directors
of
Park Place Master Tenant, LLC, A California Limited Liability Company

Whereas, it is in the best interest of this limited liability corporation to file a voluntary petition in the the United States Bankruptcy Court pursuant to Chapter 11 of Title 11 of the United States Code;

Be It Therefore Resolved, that Kin Hui, Managing Member of Manager of Park Place Master Tenant, LLC who is the Managing Member of Park Place Commercial Master Tenant, LLC, is authorized and directed to execute and deliver all documents necessary to perfect the filing of a chapter 11 voluntary bankruptcy case on behalf of the limited liability corporation; and

Be It Further Resolved, that Kin Hui, Manager of Managing Member of this limited liability corporation is authorized and directed to appear in all bankruptcy proceedings on behalf of the corporation, and to otherwise do and perform all acts and deeds and to execute and deliver all necessary documents on behalf of the corporation in connection with such bankruptcy case, and

Be It Further Resolved, that Kin Hui, Manager of Managing Member of this Corporation is authorized and directed to employ Jeffrey B. Smith 150095, attorney and the law firm of Curd, Galindo & Smith, LLP to represent the limited liability corporation in such bankruptcy case.

Date September 23, 2021

Signed


Kin Hui, Manager of the Managing Member of Park
Place Master Tenant, LLC

Date September 23, 2021

Signed

**United States Bankruptcy Court
Central District of California**

In re Park Place Master Tenant, LLC

Debtor(s)

Case No.

Chapter

11

STATEMENT REGARDING AUTHORITY TO SIGN AND FILE PETITION

I, Kin Hui, declare under penalty of perjury that I am the Manager of Manager of Park Place Master Tenant, LLC who is the Managing Member of Park Place Master Tenant, LLC, and that the following is a true and correct copy of the resolutions adopted by the Board of Managers of said limited liability corporation at a special meeting duly called and held on the 23rd day of September, 2021..

"Whereas, it is in the best interest of this limited liability orporation to file a voluntary petition in the United States Bankruptcy Court pursuant to Chapter 11 of Title 11 of the United States Code;

Be It Therefore Resolved, that Kin Hui, Manager of Managing Member of this limited liability corporation, is authorized and directed to execute and deliver all documents necessary to perfect the filing of a chapter 11 voluntary bankruptcy case on behalf of the limited liability corporation; and

Be It Further Resolved, that Kin Hui, Manager of Managing Member of this limited liability corporation is authorized and directed to appear in all bankruptcy proceedings on behalf of the limited liability corporation, and to otherwise do and perform all acts and deeds and to execute and deliver all necessary documents on behalf of the limited liability corporation in connection with such bankruptcy case, and

Be It Further Resolved, that Kin Hui, Manager of Managing Member of this Corporation is authorized and directed to employ Jeffrey B. Smith 150095, attorney and the law firm of Curd, Galindo & Smith, LLP to represent the limited liability corporation in such bankruptcy case."

Date September 23, 2021

Signed


Kin Hui, Manager of the Managing Member of Park Place
Master Tenant, LLC